

The Town of

Star Valley Ranch, Wyoming

PLANNING AND ZONING MEETING MINUTES

FINAL

March 4, 2009

Present: **Bob Palmquist-Member (Acting chair)**
Elmer Beck-Member (Alternate)

Lee Hansen- Member
Mike Blackman- Member
Yolanda Navarrete- Clerk/Recorder
Jody Tibbits-Building Official

Absent **Ron Schupp – Member**
Ron Thacker- Chairman

Official P&Z Board Meeting at 6:00 PM MST

1. Call to Order
 - a. Ron Schupp called still fighting Pneumonia will not be here.
2. Approval/additions to Agenda
 - a. Motion Lee, second Mike, Ayes unanimous
3. Approval of Minutes:
 - a. Motion Mike, second Lee, Ayes unanimous
4. Citizen Input to the Board for items not on the agenda
 - a. Billy Peterson project (Tecau Home) Re: Certificate Occupancy (temp)
 - i. There are no provisions for Temp C/O.
 1. No water on property no C/O
 2. Lee motioned to deny Temp. C/O. Mike second
 - a. Discussion ensued ref bank is requiring to close escrow for better rates.
 - b. Discussion on having Greg send a letter stating the residence is complete, (provided when Jody inspects again, possibly tomorrow, it passes) but no water, and cannot be occupied until water is installed. Also, give a tentative date when that will happen.
 3. Ayes unanimous.
5. Action Items:
 - a. Yo to talk to laurel see if tags are printed
 - i. Spoke w/ Ron Schupp he had asked all these questions

1. Discussion on size, and whether we wanted to have them made. It was agreed to order tags and not have to depend on others having them.
 - b. Yo Check list
 - ii. Question board if necessary to have tagging on checklist when not a part of application requirements.
 - a. after discussion it was agreed to add statement to pre-signature paragraph, that these tags are to be posted when pressure tests are done, by prospective testers/installers
 - c. Mike to configure contents of check off list---done
 - d. C'D's to Al/Ron Schupp/Mayor---Done
 - e. Form 007 request
 - i. Yolanda gave information on first usage of 007 form
 - ii. it was discussed and agreed need to add: if electrical or plumbing added/changed would need inspection/permit
 - f. resident survey
 - i. moved to later date
6. Information/discussion Item:
 - a. Yolanda updates
 - i. re-cap P/Z issues since previous meeting
 - ii. Misc. information
 - b. Review of County P&Z meeting – Freedom Overlay -- Bob
 - c. Commercial Zoning Ordinance (1) -- Bob
7. Comments/Matters from the Board
 - a. Ron Administrivia-none
8. Re-cap action Item
 - a. Yo
 - i. Order tags from Laurel
 - ii. Add remodeled information to Form 007 Re: electrical/plumbing
 - iii. Get details on community meeting with Freedom overlay
 - iv. Add reference to tagging of pressure tests to: checklist
 - v. Ask Greg about Peterson issue: Letter
 - vi. University of Wyoming Study, information
 - b. All:
 - i. Go over zoning Ord./Articles 5-47
 - ii. University of Wyoming Study
9. Next Regular Board meeting – Wed. Mar. 18, 2009 at 6:00
10. Bob Palmquist will take Ron S. place as Chairman (temp) 3/18
 - a. motion to adjourn Lee, Second Mike unanimous Ayes